

**DETROIT LAND BANK AUTHORITY**  

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**BOARD OF DIRECTORS MEETING**  
**GUARDIAN BUILDING**  
**500 Griswold St, Suite 1200 • Detroit, Michigan**  
**(Belle Isle Conference Room)**  
**Tuesday, October 17, 2017**  
**1:00 PM**  
**MINUTES**

**Present:** Erica Ward Gerson  
Patricia Pernell-Shelton  
Rasul Raheem  
Richard Hosey  
Carol Walters

**Others Present:** Public, DLBA Staff;  
Gloria Zhao, David Esshaki, Anthony McCreed, - George C. Johnson

**CALL TO ORDER**

Chairperson Ward Gerson called the October 17, 2017 meeting to order at **1:09 p.m.**

**ROLL CALL**

Member Raheem called roll. All Members were present and a quorum was met.

**ADOPTION OF THE AGENDA**

Chairperson Ward Gerson called for the adoption of the agenda. **Motion by Member Hosey to adopt the agenda. Supported by Member Walters. MOTION APPROVED.**

**REVIEW AND APPROVAL OF MINUTES**

Chairperson Ward Gerson called for the approval of the minutes. **Motion by Member Hosey for approval of the September 19, 2017 Board of Directors meeting minutes. Supported by Pernell-Shelton. MOTION APPROVED.**

**PUBLIC COMMENT**

Chairperson Ward Gerson opened the floor to public comment.

Mr. Reginald Gary Anthony, former Police Officer, expressed concerns about 6750 Woodmont and the consistent police presence at the location due to illegal activity. Mr. Anthony reported that he has investigated the property and the current residents should not have the right to reside due to a fraudulent deed. Chairperson Ward Gerson requested that Mr. Anthony provide contact information to Michael Brady, General Counsel for assistance.

Joanne Warwick, Detroit resident, expressed concerns about Resolution 10-04-2017 on today's agenda that if passed, would allow Mr. Jacob DeGolish to purchase properties from the Detroit Land Bank located

in the North End. Ms. Warwick commented that she did not feel that it would have a good impact on the community and requested that the Board take that into consideration.

#### **STAFF REPORTS**

Each department provided a brief staff report.

#### **STANDING COMMITTEE REPORTS**

##### **Finance and Audit**

Member Hosey provided an update to the group and reported that they have been working with George C. Johnson on the annual audit and they are present to provide an update. Member Hosey also reported that they are continuing to work on the website roll-out and reviewing upcoming projects.

##### **Project Review**

Member Pernell-Shelton had no additional report other than what was given in department updates.

##### **Community Engagement**

Member Pernell-Shelton provided an update and reported that the committee had a great meeting last week that included a lot of public. Member Pernell-Shelton addressed Mr. DeGolish and suggested that he contact the North End District Manager, Marshall Bullock to assist him with the best way to be inclusive, reach out to the community and continue Community Engagement.

#### **TREASURER'S REPORT**

##### **FY2017 Audit – George C. Johnson**

Irene Tucker, CFO introduced Anthony McCreed, Gloria Zho, and David Esshaki from George C. Johnson. An Audit Wrap up handout was provided and the team updated the group on the status of the FY 2017 audit and discussion ensued. The team informed the group that they would make themselves available to provide sessions to discuss best practices if the group desired. Chairperson Ward Gerson expressed an interest in the sessions and stated that she would poll members to get them scheduled.

Irene Tucker, CFO, distributed and reviewed the September 2017 metrics and discussion ensued.

#### **NEW BUSINESS**

##### **Resolutions.**

**10-01-2017 RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO REMIT PAYMENT TO FINANCIALFORCE ON BEHALF OF THE DETROIT LAND BANK AUTHORITY.** Irene Tucker, CFO provided background and discussion ensued. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**10-02-2017 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ACTIONS DELEGATED THAT THE INTERIM EXECUTIVE DIRECTOR HAD BEEN AUTHORIZED BY THE BOARD TO TAKE.** Erica Ward Gerson provided background. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**10-03-2017 RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH LIZ BLONDY, LLC.** Jano Hanna provided background on the project and discussion ensued. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

**10-04-2017** RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH JACOB DEGOLISH. Jano Hanna provided background to the group and discussion ensued. Reginald Scott also provided an update and reported that due diligence has been done to ensure that Jacob DeGolish has fulfilled the requirements requested to purchase the properties. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

**10-05-2017** RESOLUTION APPROVING EXECUTIVE DIRECTOR TO ENTER INTO PURCHASE AGREEMENT WITH NATHANAEL AND KRISTEN EGGER. Jano Hanna provided background to the group and discussion ensued. **Motion by Member Hosey to approve resolution. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.**

**10-06-2017** RESOLUTION ACCEPTING DRAFT AUDITED FINANCIAL STATEMENTS. Irene Tucker, CFO provided background to the group and discussion ensued. **Motion by Member Walters to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

Chairperson Ward Gerson called for a **Motion to enter Closed Session. Motion by Member Hosey. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

Member Raheem called roll for each Board Member to go into Closed Session. All 5 members voted yes to move into closed session. **MOTION UNANIMOUSLY APPROVED.** Chairperson Ward Gerson moved to Closed Session at **2:37 p.m.**

#### **CLOSED SESSION**

*In accordance with the State of Michigan's Open Meetings Act, Section 8, Closed Sessions are permitted. The conditions of such a Closed Session includes the following: 1) The Session must be for a "limited purpose," 2) the Session must be conducted during the course of an open meeting and 3) per Section 9(1) of the OMA, the minutes of the open meeting must include the purpose for which a closed session is held.*

Permitted purpose of closed session was "to consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation" as permitted in MCL 15.268(e) and "to consider material exempt from discussion or disclosure by state or federal statute," specifically Section 13(1)(g) of Michigan's Freedom of Information Act, which protects the attorney-client privilege, as permitted in MCL 15.268(h).

After returning to open session at **3:44 p.m.**, the Board discussed Buy Back program, and organizational statistics.

#### **ADJOURNMENT**

There being no further business, Chairperson Ward Gerson called for a **Motion to adjourn. Motion by Member Hosey to adjourn the meeting. Supported by Member Pernell-Shelton. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **4:09 p.m.**